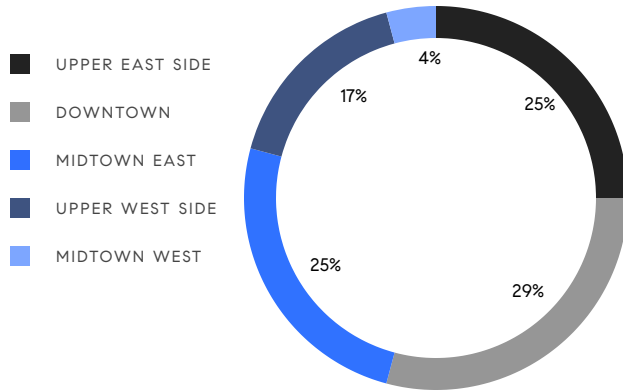


MANHATTAN WEEKLY LUXURY REPORT



432 PARK AVE #62B BY MICHAEL WEINSTEIN

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



24

CONTRACTS SIGNED
THIS WEEK

\$224,465,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 14 condos, 6 co-ops, and 4 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$9,352,709

AVERAGE ASKING PRICE

\$7,522,500

MEDIAN ASKING PRICE

\$2,650

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$224,465,000

TOTAL VOLUME

256

AVERAGE DAYS ON MARKET

Unit PH/32A at 360 East 89th Street on the Upper East Side entered contract this week, with a last asking price of \$22,500,000. Built in 2017, this penthouse triplex condo unit spans 7,430 square feet with 7 beds and 6 full baths. It features a formal dining room, a double-height living room, south, east, and west views, a steel fireplace, a 2,529 square foot wraparound terrace, a primary bedroom on the top floor with en-suite bath and private terrace, and much more. The building provides a 24-hour lobby, a fitness center with yoga and training studios, a lounge and spa, a multimedia room, automated parking, and many other amenities.

Also signed this week was 246 West 12th Street in the West Village, with a last asking price of \$21,950,000. This Greek Revival townhouse spans approximately 5,100 square feet with 5 beds and 5 full baths. It features a recent reconstruction, 1,520 square feet of exterior space including a rear garden, a private terrace, and a large roof deck, a smart home system, high ceilings, a custom kitchen with high-end appliances and marble slab countertops, a third floor primary suite with marble bathroom, and much more.

14

CONDO DEAL(S)

6

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$9,820,358

AVERAGE ASKING PRICE

\$7,422,500

AVERAGE ASKING PRICE

\$10,611,250

AVERAGE ASKING PRICE

\$8,150,000

MEDIAN ASKING PRICE

\$6,897,500

MEDIAN ASKING PRICE

\$7,250,000

MEDIAN ASKING PRICE

\$2,818

AVERAGE PPSF

\$2,120

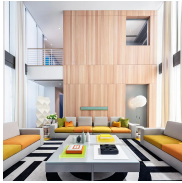
AVERAGE PPSF

3,759

AVERAGE SQFT

4,989

AVERAGE SQFT



360 EAST 89TH ST #PH/32A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,500,000	INITIAL	\$22,500,000
SQFT	7,430	PPSF	\$3,029	BEDS	7	BATHS	6
FEES	\$18,454	DOM	28				



246 WEST 12TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$21,950,000	INITIAL	\$21,950,000
SQFT	5,100	PPSF	\$4,304	BEDS	5	BATHS	4.5
FEES	\$3,030	DOM	253				



70 VESTRY ST #5B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	\$17,500,000
SQFT	3,242	PPSF	\$5,398	BEDS	4	BATHS	4.5
FEES	\$13,281	DOM	43				



111 WEST 57TH ST #28

Midtown

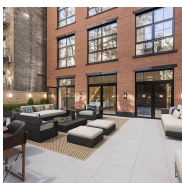
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,700,000	INITIAL	\$16,250,000
SQFT	4,492	PPSF	\$3,273	BEDS	3	BATHS	3.5
FEES	\$18,522	DOM	471				



941 PARK AVE #5/6A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,500,000
SQFT	4,600	PPSF	\$2,283	BEDS	5	BATHS	6.5
FEES	N/A	DOM	65				



327 EAST 84TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	4,133	PPSF	\$2,420	BEDS	5	BATHS	4.5
FEES	\$9,390	DOM	199				

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56 WALKER ST #TH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$11,500,000
SQFT	5,669	PPSF	\$1,764	BEDS	4	BATHS	3
FEES	N/A	DOM	257				



200 AMSTERDAM AVE #6A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,425,000	INITIAL	\$8,425,000
SQFT	3,460	PPSF	\$2,435	BEDS	5	BATHS	5
FEES	\$11,292	DOM	N/A				



138 EAST 50TH ST #62

Turtle Bay

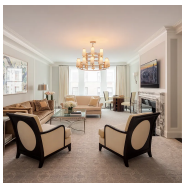
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,495,000
SQFT	2,756	PPSF	\$2,994	BEDS	4	BATHS	4
FEES	\$8,469	DOM	233				



500 WEST 18TH ST #W18A

West Chelsea

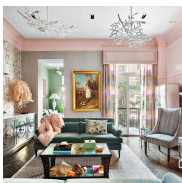
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,050,000	INITIAL	\$8,050,000
SQFT	2,356	PPSF	\$3,417	BEDS	3	BATHS	3
FEES	N/A	DOM	1				



1175 PARK AVE #8C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$9,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$5,221	DOM	420				



251 WEST 76TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$8,500,000
SQFT	5,353	PPSF	\$1,448	BEDS	10	BATHS	10
FEES	\$5,604	DOM	342				

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21 EAST 61ST ST #9E

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,295,000	INITIAL	\$7,495,000
SQFT	2,507	PPSF	\$2,910	BEDS	3	BATHS	3.5
FEES	\$7,957	DOM	369				



351 EAST 51ST ST #PH1

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$8,500,000
SQFT	5,759	PPSF	\$1,215	BEDS	4	BATHS	4
FEES	\$21,024	DOM	940				



44 STUYVESANT ST

East Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	5,500	PPSF	\$1,228	BEDS	6	BATHS	4.5
FEES	\$1,853	DOM	20				



35 HUDSON YARDS #8903

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,595,000	INITIAL	\$6,595,000
SQFT	2,581	PPSF	\$2,556	BEDS	3	BATHS	3.5
FEES	\$8,704	DOM	N/A				



730 PARK AVE #3C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5.5
FEES	N/A	DOM	107				



2461 BROADWAY #6A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,470,000	INITIAL	\$6,470,000
SQFT	2,916	PPSF	\$2,219	BEDS	4	BATHS	3.5
FEES	\$6,146	DOM	415				

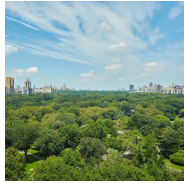
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15 EAST 30TH ST #51D

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	1,860	PPSF	\$3,414	BEDS	3	BATHS	3
FEES	\$6,819	DOM	97				



150 CENTRAL PARK SOUTH #1701

Central Park South

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,200	PPSF	\$2,841	BEDS	2	BATHS	2.5
FEES	\$6,800	DOM	130				



685 5TH AVE #9A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$7,067	DOM	N/A				



300 CENTRAL PARK WEST #18J

Upper West Side

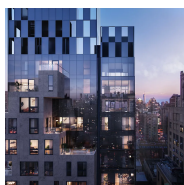
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,800,000
SQFT	2,400	PPSF	\$2,498	BEDS	3	BATHS	3
FEES	N/A	DOM	308				



312 EAST 52ND ST

Turtle Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	4,000	PPSF	\$1,499	BEDS	5	BATHS	5
FEES	\$6,822	DOM	90				



150 EAST 23RD ST #15A

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,209	PPSF	\$2,490	BEDS	3	BATHS	3.5
FEES	\$8,065	DOM	578				

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